

MARKETPLACE COLLEGE AVENUE

2600-2700 West College Ave. Appleton, WI 54914

PROPERTY

HIGHLIGHTS

Demographics	1 miles	3 miles	5 miles
Population	5,747	69,254	141,264
Avg. HH Income	\$73,114	\$109,874	\$113,280
Total Households	2,723	30,140	59,839

- Located directly off interstate 43 in Appleton's main retail corridor
- Situated on Fox River, 30 Miles southwest of Green Bay and 100 Miles north of Milwaukee
- Surrounded by Costco, Walmart, Sams Club, JC Penney & Best Buy
- Down the street from River Fox Mall

NOTES

ANCHORS

- GLA: 235,548 SF
- Availabilities: 1,000 SF - 24,895 SF
- Traffic Count: 25,945 VPD W. College Ave. Service Rd.

- Planet Fitness, Lebakken's & Jumbo Wholesales



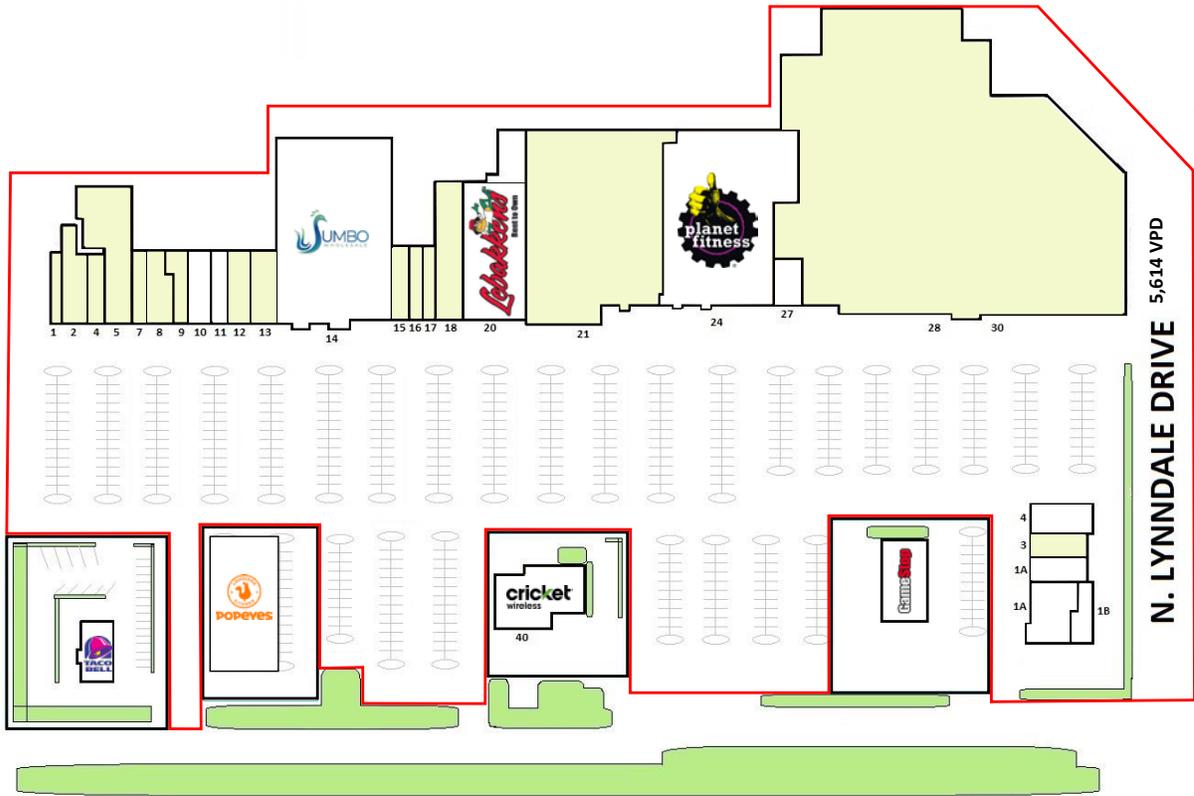
MASON
ASSET MANAGEMENT

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SITE PLAN



COLLEGE AVENUE 25,945 VPD

Suite	Tenant	Square Feet	Suite	Tenant	Square Feet	Suite	Tenant	Square Feet
1	Available	1,000	12	Available	2,000	24	Planet Fitness	24,894
2	Available	2,830	13	Available	2,500	27	Planet Fitness	1,470
4	Available	1,458	14	Jumbo Wholesales	25,000	28/30	Available	100,794
5	Available	6,609	15	Available	1,280	1A	Eyemart Express	4,553
7	Available	1,200	16	Available	1,200	1B	U.S. Nails	1,223
8	Available	2,200	17	Available	1,300	3	Available	1,655
9	Available	1,400	18	Available	4,500	4	North American Mechanical	2,357
10	Springleaf Financial	2,154	20	Lebakken's	10,561			
11	Elfs Gifts	1,400	21	Available	30,000			



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RETAILER MAP



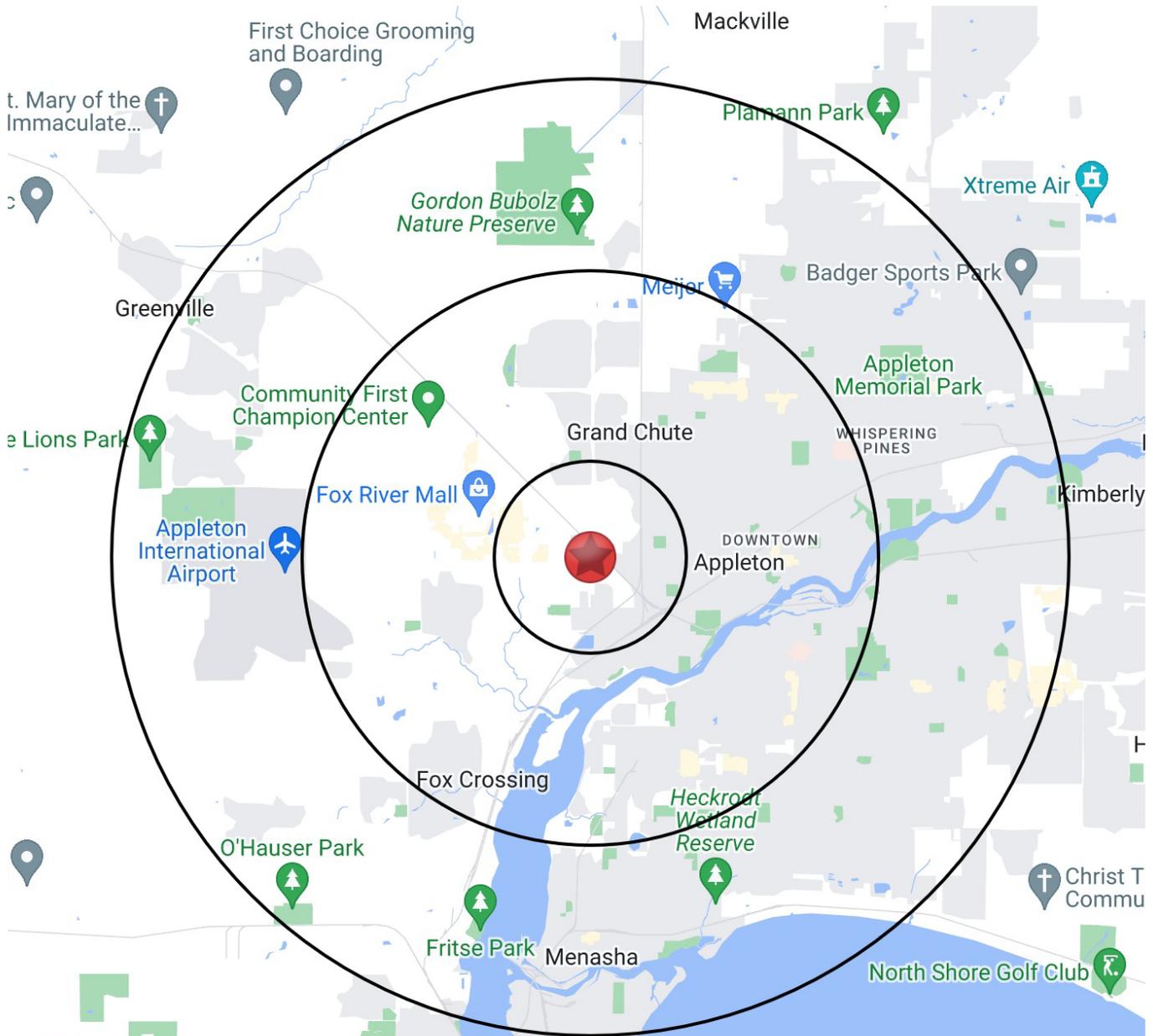
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RADIUS MAP



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